

**Kanab City Planning and Zoning Commission Meeting**  
**March 2, 2021**  
**Kanab City Council Chambers**  
**26 North 100 East**  
**6:30 PM**

**Present:** Chair Scott Colson; Chair Pro Tem Kerry Glover; Commission Members Donna Huntsman, Chris Heaton, and; City Attorney Jeff Stott; Land Use Coordinator Mike Reynolds; City Planner Bob Nicholson (on phone); Building Inspector Janae Chatterley; City Council Liaison Arlon Chamberlain.

**Not in Attendance:** Commission Member Boyd Corry, Ben Aiken, Ben Clarkson

**Approval of Minutes:** A motion was made by Donna Huntsman to approve the minutes from 2/2/2021 with corrections discussed, second by Chris Heaton. Unanimous vote, motion passed.

**Public Comment:** None

**Administrative Review and Vote to approve or deny new signage for the Comfort Inn located in the C1 zone at 150 W Center St. on parcel K-20-1 [Applicant; Comfort Inn].**

Mike Reynolds explained that Comfort Inn franchise is re-designing the look of their signs, the property is located in the C-1 zone and refacing the signs would require approval from the Planning Commission.

Donna asked about the lighting, Mike Reynolds responded that the lettering for the signs will be backlit. Kerry Glover makes a motion to approve the new sign for Comfort Inn located at 150 W Center St on parcel K-20-1; Donna Huntsman seconds, unanimous decision.

**Continuation from February 16, 2021; A Public Hearing to Discuss and Recommend or Deny a preliminary plat to the Kanab City Council for a 74-lot Major Subdivision [La Estancia Phase 3] on parcels K-31-1A-Annex & K-31-1-1-Annex located in the approximate area known as Tom's Canyon. [Applicant; JTP Park City Properties, LLC & Iron Rock Engineering, Agent]**

Mike Reynolds explained that the preliminary plan has gone through review with the Development Committee and the City Engineer's. Originally there was concern with the open space required by the ordinance, most issues have been resolved. The ordinance requires 20% of open space, for this preliminary plat that would require 14.35 acres of open space. Currently the preliminary plat is just shy of the 20% by .09 acres. The development has areas greater than a 30% slope that currently cannot be counted as open space, the developer plans to grade some of these areas to less than 30% during the construction phase which will add to the open space. The developer will be putting in a drainage ditch that will direct water from Little Tom's Canyon to the large detention pond the City recently constructed and improved. The developer will also be improving a small area for a retention pond that will catch additional storm water from the property.

Planning Commission discussed an additional retention pond on the BLM property that was mentioned during the February 16<sup>th</sup> meeting. Josh Beazer from Iron Rock Engineer responded that currently the BLM is in a moratorium and unable to discuss any plans about the retention pond, once the moratorium is lifted the plan is to start discussion with BLM and the city on a retention pond on BLM property to catch stormwater. The development plan being presented does address stormwater concerns without the retention pond on BLM property. Discussion on the access to lot 342, this is proposed as a flag lot for the subdivision and additional parking recommended by the City Engineers for the trailheads, the developer has added additional parking in one of the trailheads that connect with the other trails. Chris Heaton makes a motion to go in and out of public hearing at the Chair's discretion, Kerry Glover seconds  
No Public Comment.

Donna Huntsman makes a recommendation to City Council to approve the proposed preliminary plat for a 74-lot Major Subdivision on parcels K-31-1A-Annex & K-31-1-Annex located in the approximate area known as Tom's Canyon; Chris Heaton seconds, unanimous vote.



**Continuation from February 16, 2021; A Public Hearing to Discuss and Recommend or Deny revisions and amendments to the Kanab City Land Use Ordinance Chapter 4-2 & 4-21 [Allowing for a Private Lane]**

Mike Reynolds explained that in Bob Nicholson's proposed draft it includes a definition from Section 1-6, this has not had a public notice sent out and can not be voted on tonight. The plan is to send out a public notice for the subdivision ordinance and at that time section 1-6 will also be included in the public notice.

Bob Nicholson discussed his proposed changes.

Chris Heaton makes a motion to go in and out of public hearing at the Chair's discretion, Kerry glover seconds  
No Public Comment.

Chris Heaton makes a recommendation to the Kanab City Council to approve the proposed changes and amendments to the Kanab City Land Use Ordinance, Chapter 4-2 and Chapter 4-21; Donna Huntsman seconds, unanimous vote.

**Review and General Discussion of the Kanab Subdivision Ordinance and related topics that might allow a private road or lane in a minor subdivision.**

Mike Reynolds explained that with the current subdivision ordinance it will not allow a minor subdivision unless all lots and parcels front a dedicated public street. Jeff Stott discussed his proposed changes for the subdivision ordinance, if these changes are recommended and approved it would allow a minor subdivision on a public dedicated street and a private street with some conditions that would be required for a private street.

Planning Commission discussed the conditions in the proposed draft. Planning Commission would like to allow private lanes for minor subdivisions, they also discussed how wide the road would need to be and if it should be gravel or hard surface, how many residences should be allowed to use the private lane, and other conditions that may need to be applied. The consensus on the Planning Commission is that they would like to allow minor subdivisions with private lanes, they do not think that all private lanes should be hard surfaced and could be maintained with gravel. Planning Commission has asked that a public notice is sent out so that the ordinance could be amended.

**Staff Report:**

Discussed possible future projects and the Annexation plan.

**Commission Member Report:** None

**Council Member Liaison Report:** None

Kerry Glover motions to adjourn the meeting second by Chris Heaton, unanimous vote.

  
Chairperson

04-13-2021  
Date